



## **BOB MULLIGAN – LULLWATER**

### **WHY ARE YOU ARE INTERESTED IN RUNNING FOR A BOARD POSITION?**

As a homeowner in Legacy Park for almost the past 5 years, I am very concerned about the direction that Legacy Park is heading towards. As any subdivision goes through a second and a third generation of homeowners, it has a tendency to change and not always in the right direction. With the down turn in the economy and home values plummeting, it is imperative that Legacy Park show the leadership to do what is right and necessary to bring back safety, security, and enforcement of the covenants that will promote the value of our subdivision and ultimately the values of our homes. I believe I have the background, leadership and time to dedicate to the Board of Directors for Legacy Park.

### **LEGACY PARK AND/OR RELATED ACTIVITIES:**

Former member of the Legacy Park Rental Advisory Committee 2009-2010  
Captain for Neighborhood Watch in Lullwater 2011  
Decorations Committee in Lullwater 2008-2011  
Former B1 ALTA and current T2 tennis player 2000-2011  
Past President of the Mill Creek Subdivision HOA, Smyrna, GA

### **MILITARY BACKGROUND**

United States Air Force Disabled Veteran 1977-1985  
Honorable Discharge

Former member of the Georgia Air National Guard – Law Enforcement  
Honorable Discharge

### **EDUCATION**

Kennesaw State University – 2000  
Masters Degree in Public Administration, MPA  
Recipient of the Earnest Barrett Scholarship for Excellence  
Who's Who in America in 2001

Kennesaw State University – 1992  
Graduate Program in Secondary Education, Social Studies T4 Teaching Certificate

Kennesaw State University – 1983  
Bachelor of Science in Criminal Law and Political Science

University of Georgia – 1976-1977  
Pre Law

Wheeler High School Graduate – 1976  
Academic MVP Track and Cross Country

### **PAST WORK EXPERIENCE**

1979-1982     State Farm Insurance and Langford Insurance  
1982-1992     Commercial and Residential Real Estate:  
                    Marett Properties, City Group, Northside Realty  
1992-1997     Property Tax EMS, KPMG  
1988-2005     Owned 6 sports collectibles stores

### **FAMILY**

Married  
Two Children

With the experience I have obtained working in several different industries including: real estate, insurance, law enforcement and legal matters, and tax, I believe that this background makes me an ideal candidate to work on the Legacy Park Board of Directors for our HOA.

## CANDIDATE QUESTIONNAIRE

### **1. What two things would you like to change to enhance Legacy Park in the future?**

1. To restore the respect of covenants, and enforce them as originally intended by the Homeowners Association. Too many people take advantage of our great community but show little respect for our rules and laws. We need to make sure that our Police and security that we hire enforce those rules and covenants to create a safe, secure and pleasurable place to live for all our families.

2. The second is to make sure that every penny each homeowner pays in dues is respectfully used and appropriately applied in the community as a whole. Fiscal responsibility is what all levels of private and government organizations are doing in these difficult times. It is imperative that we find ways to reduce our overhead and to maintain the quality of services that we provide in our community. I propose that we revisit the 2012 budget and find ways to reduce it by 5 to 10%. And if we have money that is left over at the end of the year, to make sure that that money is given back to the homeowner as a credit on the next years dues.

### **2. Board meetings are poorly attended by residents. What steps can you suggest to improve the level of engagement within the community?**

1. First, I would suggest that throughout the year on 4 different occasions that the Board Members would select names from attendees at the monthly Board meetings to give out free Amenity Fees for the next annual year. This would be unannounced and would be done by a random drawing basis among the attendees at the meeting. (No one household could win more than once a year)

2. Secondly, I would propose that we use current technology, such as Legacy Park email, Legacy Park Web page, as well as the newsletter to make each homeowner more aware of what is happening in our community. We should have a neighborhood bulletin board on our home page that only residents that are registered can post information on, but must post by name and address.

3. Thirdly, I would suggest that we bring in outside speakers to discuss community issues, such as education, government regulations, City Code and Enforcement, City Councilman, State Representatives, US Senators, US Congressman and other influential people.

4. Fourth, I would post a sign on the exit and entrance of Legacy Park announcing each meeting the day of the schedule Board Meeting. And post the Primary Issues for each Monthly Board Meeting on the Reader Board in front of the neighborhood.

### **3. Most activities are geared toward young children or swim and tennis. What ideas do you have for appropriate activities for teens and other age groups? Would you support a census within the community to determine demographics? Why? Why not?**

I would first say that we should always encourage activities for teens to be involved. We can look at organizing local events for teenagers such as events to work at the homes of elderly and disabled residents in Legacy Park as volunteers..start our own adopt an Elder Program. Our event planner could organize events between the neighborhoods and each neighborhood could compete against each other in athletics and educational events.

We could also offer new activities as adopt an entrance or adopt a portion of the side walk for those that are retired. Groups from each neighborhood could organize to help in keeping our neighborhoods clean and safe. We could also offer competitions for gaming or light sports to compete again between the neighborhoods.

Secondly, before agreeing or disagreeing, I would have to see how a census study would be used, and I would have to see what benefit it would bring to help manage the resources of the Legacy Park Homeowners Association. Cost Benefit Analysis would have to be done.

**4. What would you propose to do with any surplus savings that may occur during the budget year? Why?**

Easy answer, either refund to the homeowner or give a credit towards the next year's annual fees. See my answer in Question #1 part 2.

**5. Would you be in favor of bringing back Town Council? Why? Why not? What suggestions do you have to get residents involved?**

From my understanding, I think the Town Council idea is a great concept, lending voice to each of the neighborhoods within Legacy Park. I also believe that having a Town Council would also be good to keep the balance of power between the 5 Board Members and the 1748 homeowners in Legacy Park.

I look forward to your direct questions and I look forward to representing you, the Homeowner on our Board in 2012.